



69 New Walk
Driffield
YO25 5LE

ASKING PRICE OF

£230,000

2 Bedroom Semi-Detached Bungalow

■ **Ulllyotts** ■
EST 1891

01377 253456



Garden



69 New Walk, Driffield, YO25 5LE

Located on perhaps one of the prime plots within this ever popular development. Being on a slight bend, the shape of the plot provides more extensive gardens not only to the rear of the bungalow but also to the side and currently houses a summerhouse as well as storage area including covered store which has been used for a mobility scooter.

The accommodation on offer includes attractive rear facing lounge with doors directly out onto the garden itself, breakfast kitchen featuring a range of integrated appliances, two bedrooms and wet room.

IT IS SUPERBLY APPOINTMENT THROUGHOUT AND WILL SIMPLY NOT FAIL TO IMPRESS UPON MAKING ARRANGEMENTS TO VIEW!

DRIFFIELD

Driffield remains a market town, notwithstanding the closure of the livestock market in 2001. The central shopping area includes a weekly stalled market, with shops providing a wide range of goods and services for everyday needs supplemented by retailers such as B&M, Iceland, Boyes, Peacocks, Yorkshire Trading, Tesco and Lidl. Many local shops provide a personal service, in addition to a wide range of goods.

Other amenities include a modern Sports Centre with swimming pool, cricket, tennis, bowls, football and rugby teams, dancing, gyms etc. together with many clubs and associations. Road and rail links to the neighbouring coastal market towns, including Beverley, Hull and beyond.



Kitchen



Kitchen



Lounge



Bedroom

Accommodation

ENTRANCE HALL

A delightful entrance hall with feature oak internal doors leading off, having chrome fittings, coved ceiling and radiator.

BREAKFAST KITCHEN

17' 2" x 11' 0" (5.24m x 3.37m)

A delightful front facing room with square bay window to the front and views onto the street. Comprehensively fitted with a range of traditionally styled kitchen units including base and wall mounted cupboards, drawers and range of integrated appliances including NEFF electric slide and hide oven, electric hob and extractor over. Integrated dishwasher and washing machine plus fridge freezer. Coved ceiling and recessed ceiling spotlights.

LOUNGE

13' 5" x 11' 2" (4.11m x 3.42m)

Enjoying attractive views across the garden from rear facing French doors. Coved ceiling and wall light points. Radiator.

BEDROOM 1

9' 7" x 9' 2" (2.94m x 2.81m)

With rear facing window and views across the garden. Coved ceiling. Radiator.

BEDROOM 2

10' 7" x 9' 4" (3.25m x 2.85m)

With front facing window, coved ceiling and radiator.

WET ROOM

A delightful wet room with plumbed in shower, low level WC and pedestal wash hand basin. Chrome ladder radiator.

OUTSIDE

The property stands on a good sized plot which features an enhanced garden area, the main garden is situated to the rear and is enclosed with a timber fence and features a shaped lawn with well planted borders and summerhouse.

The plot also extends to the side where there is a further area of garden and also features a timber store.

There is off-street parking for multiple vehicles via a side drive and potential to erect a single garage (subject to appropriate planning consent).

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 61 square metres.



Bedroom



Wet Room



Rear Elevation



Garden

CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES

All mains services are available at the property.

COUNCIL TAX

Band B.

ENERGY PERFORMANCE CERTIFICATE

Rating B.

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

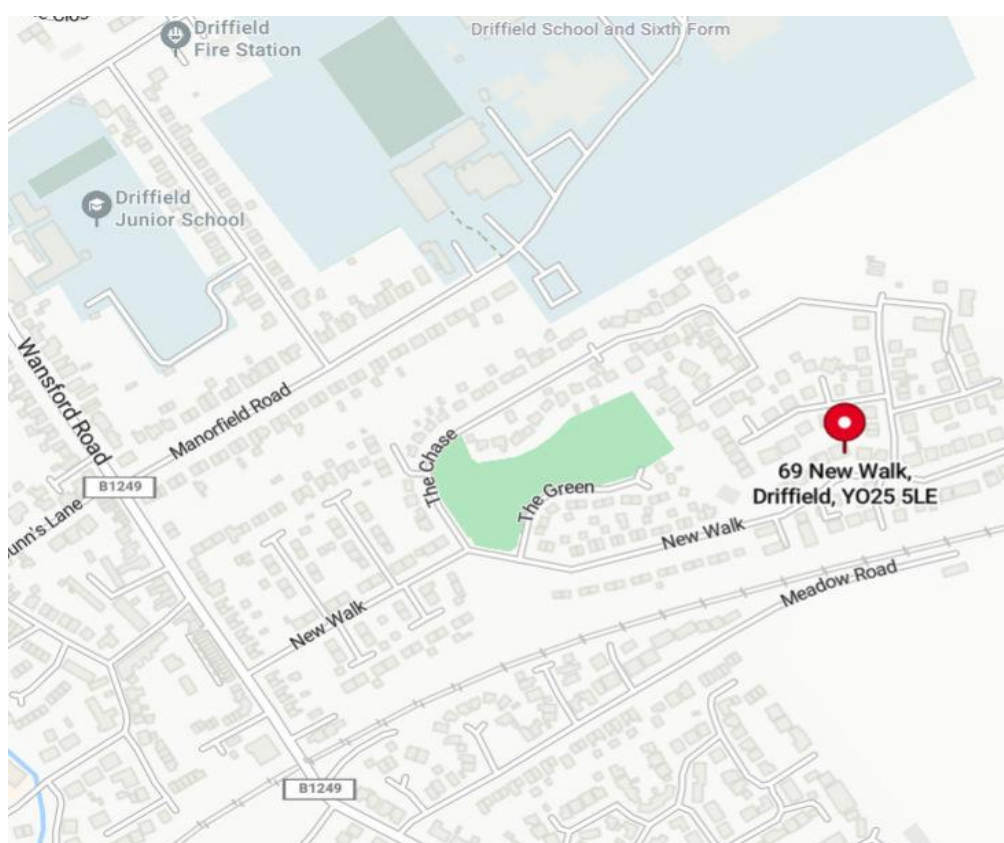
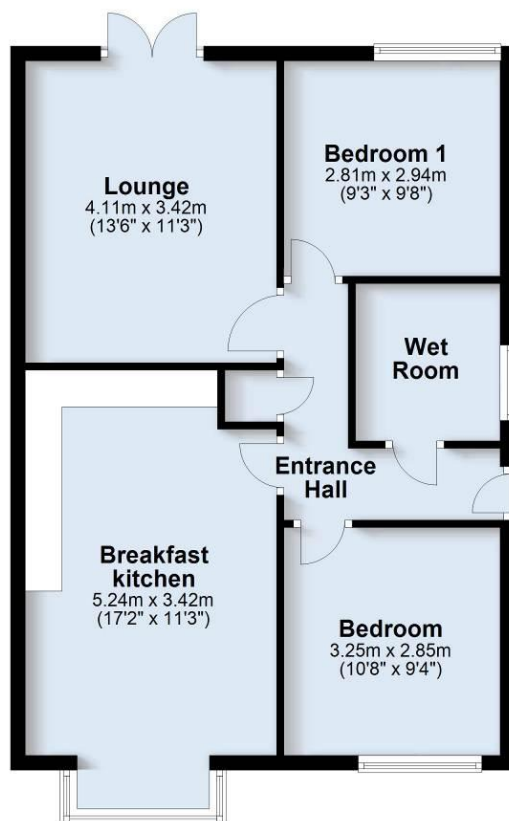
VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 61 sq m

Ground Floor



Why Choose Ulllyotts?



Our guarantee to you
**We will never be
beaten on fees!**

- ✓ **Knowledge & Experience**
Established in 1891, Ulllyotts know the local market.
- ✓ **Dedicated Teams**
Experienced sales teams who live locally and know the area.
- ✓ **Competitive Fees**
Ulllyotts guarantee that we will never be beaten on fees.
- ✓ **Proven Results**
Don't just take our word for it...See the above Rightmove pie chart.
- ✓ **Professional Accreditations**
Registered with the RICS (Royal Institution of Chartered Surveyors) and Ombudsman Scheme registration number 017981.

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